

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, August 18, 2011, 1:30 p.m., Conference Room 210, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Berwyn Jones, Jim McKee and Greg Munn; (Tim Francis, Jim Johnson and Liz Kuhlman absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for the regular meeting held July 21, 2011. Motion for approval made by Jones, seconded by Beecham and carried 4-0: Beecham, Jones, McKee and Munn voting 'yes'; Francis, Johnson and Kuhlman absent.

The opportunity was then given for persons with limited time or with an item not on the agenda to address the Commission. No one appeared.

APPLICATION BY SCOTT SULLIVAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 6106 HAVELOCK AVENUE IN THE HAVELOCK AVENUE LANDMARK DISTRICT

PUBLIC HEARING: **August 18, 2011**

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

Zimmer presented the sign company rendition of the proposed sign. It is identified as unilluminated. It is a two sided flat panel sign.

ACTION:

McKee moved approval of the sign design as submitted, seconded by Jones and carried 4-0: Beecham, Jones, McKee and Munn voting 'yes'; Francis, Johnson and Kuhlman absent.

**APPLICATION BY SCOTT SULLIVAN FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 6127/6129 HAVELOCK AVENUE IN THE HAVELOCK AVENUE
LANDMARK DISTRICT**

PUBLIC HEARING:

August 18, 2011

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

Zimmer stated that this is a small double store front. Sullivan is proposing new store fronts, new entrances and a new awning, with very modest signs.

ACTION:

Jones moved approval of the submission, seconded by Beecham and carried 4-0: Beecham, Jones, McKee and Munn voting 'yes'; Francis, Johnson and Kuhlman absent.

**APPLICATION BY SCOOTER'S/CHERRY ON THE TOP FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET
LANDMARK DISTRICT**

PUBLIC HEARING:

August 18, 2011

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

Zimmer stated that the application for awnings was withdrawn. He believes the projecting sign is no material effect. The applicant is adding a neon window sign for "Cherry on the Top". This is the only item that needs approval.

Jason Metcalf stated that the space adjacent to the south was leased and a brick archway was created. They are proposing to add a second sign with a logo for "Cherry on the Top". There will be a small logo on the window in vinyl.

Munn doesn't see this as a material change. Beecham agreed. The signs are about the same size.

Zimmer stated that the second neon sign being added brings it before the Commission.

ACTION:

Beecham approval of the "Cherry on the Top" neon sign, seconded by Jones and carried 4-0: Beecham, Jones, McKee and Munn voting 'yes'; Francis, Johnson and Kuhlman absent.

**APPLICATION BY DOZO SUSHI FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT**

PUBLIC HEARING:

August 18, 2011

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

Wally Steil for the sign company described the aluminum backer panel, frame five inches deep, open channel letters with exposed neon for logo and Dozo. Sushi, grill and lounge would be internally illuminated with LED.

Munn asked about precedent. Steil noted the square footage is similar to Brewsky's sign.

Beecham questioned the point of having the sign so high on the building. Steil as it was explained to him, the backup plan would be to go to the bulkhead.

Zimmer believes the difficulty, the sign is similar in scale to Brewsky's but the building is a smaller scale. It would seem that if this was on the awning, it would correspond more closely to the establishment. Haymarket language says that back lit plastic signs aren't used in the district. These are pushed through letters with a sort of halo effect. There has been some halo lighting of letters in the district.

Craig Smith represented the owners of the building. He would rather see the sign on first floor level or as a blade sign. They started to do repair work on the awning and the structural engineers were unsure how the awning was even supported to the building. He didn't like the height of the awning and the large I beam. They took it upon themselves to duplicate what they have done to other buildings in the Haymarket. This will match what was done to the HP Lau building. The awning will have post supports.

The Commissioners all agreed that the size of what is being proposed is overpowering.

Smith believes signage on top of the new awning would be more appropriate.

Zimmer has suggested what is important is to be respectful of the each buildings' key features within the overall character of the district. With a district we aren't trying to design each building as a period piece. The press through element is a type of sign that hasn't been experienced yet. Zimmer believes it would be clearer on the edge of the canopy.

Smith would like to see the sign face size reduced but still with large letters, The awning is 34 or 40 feet long. Munn and Jones are a little uncomfortable with how large the sign is.

Zimmer asked if members would be more comfortable if the sign were 50 percent of the length of the awning, letter sizes from 7 reduced to 5 inches tall?

ACTION:

Jones made a motion no more than 50 percent of the width of the new awning, raised letters with red stroke neon, push through with opaque face and night glow effect, seconded by Beecham and carried 4-0

**APPLICATION BY CRAIG SMITH FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 151 NORTH 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT**
PUBLIC HEARING: **August 18, 2011**

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

Smith explained this is in regard to the new facade for the former garage area of Salvation Army. He showed two concepts with two different drawings. One uses the Townsend building at the original height, bar joints removed and make it like a two story structure. Smith would like some guidance from the Commission. He would prefer to do the second floor height.

Zimmer would suggest that if we are reinstalling a historic store front, we should at least create what it once was. Across the street, they took elements to create the original Lazlo's facade, but respected the proportions. Smith is proposing to put a historic piece back together and that should include its historic proportions.

Munn suggested reversing the store front. The doors would be inverted and the window would extend out. Smith is interested in that idea.

Beecham are there any plans to place a plaque inside the building about the history of the building. Smith would like to do something like that.

Smith stated that his current main focus is to do the back building. He will follow up and keep the Commission updated on finalizing some of the design elements in a month or two.

**APPLICATION BY JEANNE HEIM FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 611 S. 31ST STREET IN THE WOODS PARK BUNGALOW LANDMARK
DISTRICT**
PUBLIC HEARING: **August 18, 2011**

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

No information to present.

**APPLICATION BY MONTE FROELICH FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 129 NORTH 10TH STREET, OLD FEDERAL BUILDING/GRAND MANSE
PUBLIC HEARING:** **August 18, 2011**

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

Zimmer received word that the applicant will appear with new information next month.

**APPLICATION BY KAPPA FOUNDATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 3611 HOLDREGE AND 1358, 1400 AND 1430
IDYLVILD DRIVE IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT
PUBLIC HEARING:** **August 18, 2011**

Members present: Beecham, Jones, McKee and Munn; Francis, Johnson and Kuhlman absent.

Mary Eisenhart lives within 100 feet of the proposed house. Neighbors and the future applicants have had two very nice meetings with a large group of people. Biggest concern is the parking impact. It will abut four historic homes. The building itself with its scale and mass is a concern. 50 foot buffer has been proposed. Neighbor on the corner is very concerned. There are differing views on the gables. Proximity to the historic district. The look of the building matches the east campus but not the historic district. They already have a rental in the area. The fraternity is interested in using geothermal for heat, suggestion was made that the parking lot grade be lowered. Also going to be taking down two historic homes. They would be willing to have someone move them. Once the R-6 goes in, now it is zoned for a parking lot or an apartment building. They want this to be a buffer zone to lessen parking impact and heightened scale. They are cautiously optimistic. They continue to work with the developer. The curb cuts were changed recently. Families have already moved. They haven't maintained the current fraternity house as they have to retrofit with a sprinkler system. We understand that they want to build something new but we are concerned with the scale that is being proposed.

Lisa Warren would rather they have a parking lot, but to take out two historic homes to do it is an issue. The parking in east campus is a separate issue. They have been trying to address this for years. Fraternity guys, students and employees all park in the neighborhood.

Ed Zimmer stated that the applicant asked to hold this application until September. It will go on to Planning Commission and then City Council.

Eisenhart it was our hope that they would do the parking lot on the west side. They have let the homes fall into disrepair. They were told it was a safety issue because students would have to cross a busy street. She believes it is the convenience. There is a lot more discussion. They hope to have an agreement worked out before City Council. They would

like to see the west houses torn down for the parking lot.

Zimmer stated that we should hold more questions for next month since the applicant is not present today.

STAFF REPORT

Zimmer finished with a Wesleyan intern this summer with information for Axtel Heights. That will be completed this fall. He hopes to have another intern this fall.

Meeting adjourned at 3:00 p.m.